
31 Wellington Street

Location

31 Wellington Street KEW, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO529

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

What is significant?

The Queen Street precinct is an area which was gradually developed and subdivided between the late nineteenth century and the late interwar period, in association with the development of the Kew Railway Station and the Kew Junction shopping strip which enhanced the desirability of the location. The precinct has mixed Victorian, Federation and late interwar housing, with a variety of detached and terrace housing. The earlier dwellings are predominantly located in Gellibrand and Queen Streets, and the north-east section of Wellington Street. The houses here are generally either later Victorian (1880s or later continuations of its Italianate style) or Federation (asymmetrically and usually diagonally composed houses of the period 1890-1919). Some interwar housing appears in Gellibrand and Wellington Streets, but most late interwar development is concentrated in Fenton Avenue, a later subdivision. Specific buildings of individual and contributory significance which are important to the precinct are identified in the attached schedule.

How is it significant?

The Queen Street precinct is historically and architecturally significant to the City of Boroondara.

Why is it significant?

Historically, the Queen Street precinct is of significance as an example of the gradual pattern of subdivision and residential development in Kew from the late 1880s, within the original Kew township area. The close proximity to the Kew Junction shopping strip and the Kew Railway Station at Denmark Street, which was opened in 1887, aided the subsequent development of the precinct and the desirability of the location into the twentieth century. The precinct contains dwellings which represent a variety of building types and styles, from the Victorian, Federation and late interwar periods, which are generally intact to their original streetscape presentation. The precinct is further distinguished through retaining largely intact late interwar development in Fenton Avenue, which was associated with the subdivision, from c. 1937, of the former Drayton estate. This attribute of the precinct is important for demonstrating the continuing development of Kew into the middle years of the twentieth century. Architecturally, the Queen Street precinct is of significance for exhibiting a varied aesthetic character, which derives from its Victorian, Federation and later interwar residential development. The precinct's rich variety comes from the mix of building types and styles, including generally single-, but also some double-storey buildings and a mix of detached, semi-detached/duplex, and terrace houses. The buildings are brick or weatherboard, with some render and part rough-cast dwellings interspersed, with pitched or hipped roof forms. Front verandahs and porches set within a small front garden are features of the dwellings. Fenton Avenue's interwar character is also consistent, with richly detailed polychrome brick and a variety of Art Deco elements. The aesthetic significance of the precinct is further enhanced by the uniformity of building setbacks and front gardens, with generally low timber picket or brick fences. Garages, carports and off-street car parking are not prevalent in the precinct, except in Fenton Avenue, where these features relate to the street's era of development.

Heritage Study/Consultant	Boroondara - Kew Heritage Precincts Study, Lovell Chen, 2012; Boroondara - City of Kew Urban Conservation Study, Pru Sanderson Design Pty Ltd, 1988;
Hermes Number	193942
Property Number	

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>